



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road, turn next right onto Tillington Road, after approximately 8.5 miles drive through the village of Weobley keeping on the B4230 towards Whitehill, and the property can be found on the left hand side as indicated by the Stooke, Hill and Walshe For Sale Board. For those who use

'What3words' ///tender.inspects.headache



GENERAL INFORMATION

Tenure

Freehold

Services

Mains drainage, water and electricity are connected to the property. Oil fired central heating.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	30
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Kingsmeade, Kington Road
Weobley Hereford HR4 8QS

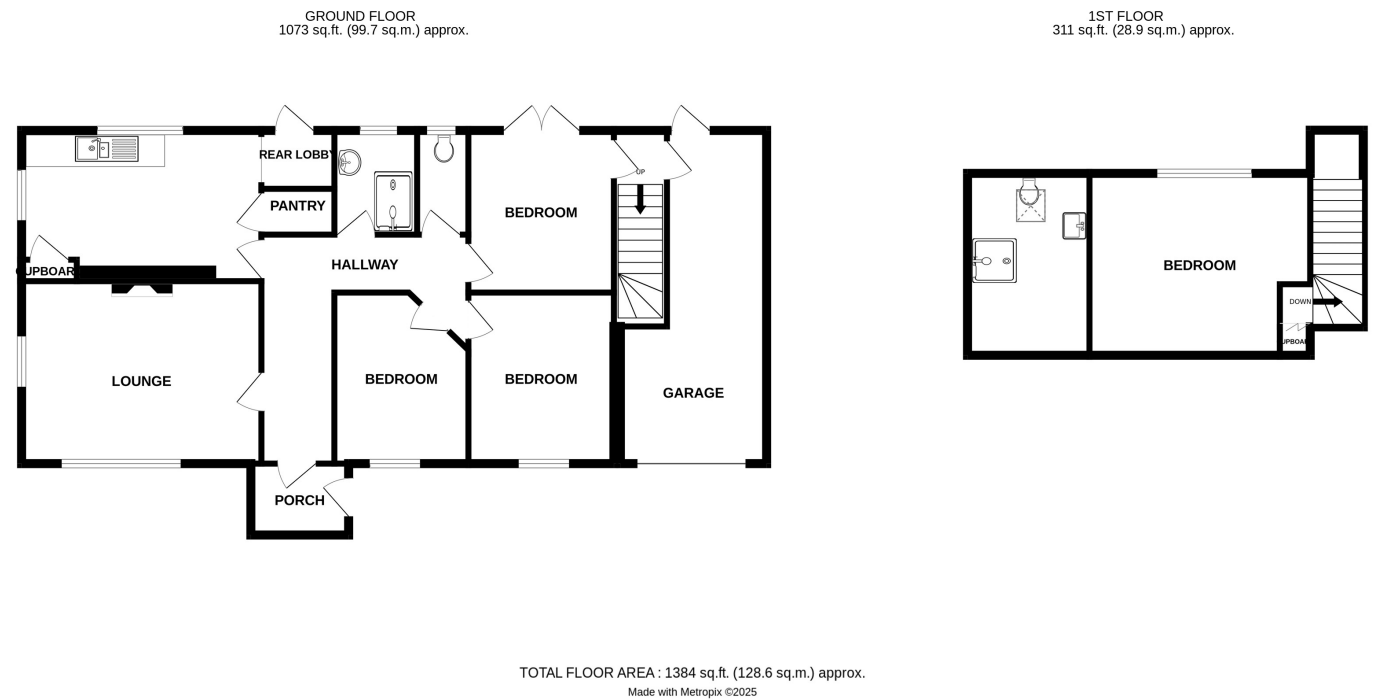
£340,000



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OVERVIEW

A detached 3/4 bedroom dormer style property, offering an incoming purchaser the opportunity to further modernise, or extend subject to the relevant planning/building regulations. Comprising; ground floor shower room, kitchen, down stairs WC, 3 bedrooms, first floor bedroom with en-suite, garage, gardens and off road parking. Situated on the northwest edge with semi rural views over open farmland and being sold with no onward chain. Situated on the fringe of one of Herefordshire's most popular and sought after black and white villages, approximately 11 miles northwest of Hereford City, Weobley village is a well serviced community for amenities having doctors and dentist surgeries, secondary and primary schools, public houses, restaurants and takeaway, one stop shop, post office, coffee house, village hall, churches, beautiful walks and a regular bus service.

In more detail the property comprises:
Front door leads to:

Entrance Porch

Double glazed door to:

Entrance Hall

With radiator, and pine flooring.
Door to:

Sitting Room

3.62m x 4.53m (11' 11" x 14' 10")
With radiator, and recessed fireplace with fitted wood burning stove, stone hearth.

Kitchen

4.55m x 2.81m (14' 11" x 9' 3")
Fitted with a range of units comprising single drainer sink with mixer tap, range of working surfaces either side, drawers and cupboards below, space and plumbing for washing machine, large radiator, fitted storage cupboards/linen cupboard with radiator, additional recessed storage units ideal for china, and pantry unit with shelving.
Opening through to:

Rear Entrance Porch

With quarry tiled floor and stable door giving access to the outside.

Ground Floor Shower Room

With corner shower, electric shower, shower board surround, pedestal wash hand basin, radiator, shaver point, and window.

Separate WC

With low flush system, and radiator.

Bedroom 1

3.0m x 3.83m (9' 10" x 12' 7")
With radiator, power points, coving and window with outlook to the front elevation.

Ground Floor Bedroom 2

2.67m x 3m (8' 9" x 9' 10")
With radiator, power points, and window to front.

Bedroom 3/Second Reception Area

3.21m x 2.91m (10' 6" x 9' 7")
With pine flooring, radiator, french style double doors opening onto patio and garden.
Door to:

Rear Entrance Lobby

With door giving access to garage and boiler.

Stairs lead to:

FIRST FLOOR

Landing Area

With eaves storage to one side.
Door to:

Bedroom 4

4.41m x 3.60m (14' 6" x 11' 10")
With power points, radiator and dormer style window with outlook towards open countryside.
Door to:

En Suite Shower Room

2.40m x 2.45m (7' 10" x 8' 0")
With central shower cubicle with Triton electric shower, sky light, low flush WC, radiator, access to eaves storage, and extractor canopy.

OUTSIDE

The property is approached from Kington Road, via a large timber gate and a personal gate to one side, which in turn leads onto a large tarmacadamed driveway providing car parking for 3 or 4 cars. Then the driveway leads up to the garage, and the front garden is laid to lawn with flower and shrubbery borders, and from here there is access around both sides of the property where there is a bunded oil tank. Leading on round to the rear, which has views over open farmland, there is a large patio area being the width of the property and from here there are steps leading up on to a further seating area, and lawned area, where this rear garden has a mixture of mature shrubbery hedging and timber slatted fencing.

GARAGE

2.89m x 7.11m (9' 6" x 23' 4")
With concrete floor, vaulted ceiling, power and light, personal door giving access to the outside and boiler area at one end with freestanding Worcester oil fired central heating boiler serving domestic hot water and central heating.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- ✔ Sitting Room 3.62m x 4.53m (11' 11" x 14' 10")
- Kitchen 4.55m x 2.81m (14' 11" x 9' 3")
- Bedroom 1. 3.0m x 3.83m (9' 10" x 12' 7")
- Bedroom 2. 2.67m x 3m (8' 9" x 9' 10")
- Bedroom 3. 3.21m x 2.91m (10' 6" x 9' 7")
- Bedroom 4. 4.41m x 3.60m (14' 6" x 11' 10")
- En-Suite Shower 2.40m x 2.45m (7' 10" x 8' 0")
- Garage 2.89m x 7.11m (9' 6" x 23' 4")

And there's more...

- ✔ Popular village location
- ✔ Comprehensive amenities